

NOTICE OF PUBLIC HEARINGS

NORTH SAN JOSÉ DEVELOPMENT POLICIES UPDATE

City of San Jose, Applicant

Council Districts: 3 and 4

A proposed update to the North San Jose Area Development Policy and associated General Plan Land Use / Transportation Diagram Amendments and General Plan Text Amendments will be considered as part of the Spring 2005 Hearings on General Plan Amendments on the following dates:

Planning Commission Hearing: Thursday, June 2, 2005, 6:00 p.m.

City of San Jose, City Hall, 801 North First Street, City Council Chambers, 2nd Floor

City Council Hearing: Tuesday, June 21, 2005, 1:30 p.m.

City of San Jose, City Hall, 801 North First Street, City Council Chambers, 2nd Floor

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed Policy changes and General Plan amendments. Please note that the *San Jose 2020 General Plan* reflects the long-range future growth for the City. A change in the General Plan land use designation would only affect the type and intensity of future development allowed on the subject property. The proposed amendment to the General Plan for the above referenced properties would not change the zoning designation of the property. Zoning changes occur through the rezoning process, which is separate from the General Plan amendment process.

Project Description:

The City of San José is proposing General Plan and Policy changes to allow intensification of development within the North San Jose Policy area (see attached location map). The North San Jose Policy area is primarily an established industrial park area but includes some high and medium-high density residential development, and a subarea that supports light and heavy industrial uses. The proposed intensification would allow for the development of up to 26.7 million square feet of new industrial office/R&D space and up to 32,000 new residential units, encouraging taller office/R&D buildings within an Industrial Core Area along the established light rail transit line on North First Street and allowing expansion of the existing North San José residential areas. In support of these land use policy changes, the City also proposes to upgrade the transportation network in the area and modify the transportation policies that currently restrict development.

The individual components of this policy update are further described on the following page.

Additional information on the project, including more detailed descriptions of the proposed General Plan changes, is available at <http://www.sanjoseca.gov/planning/nsj> or by contacting the Project Manager, **Andrew Crabtree**, at (408) 277-4576.

Update to the North San Jose Area Development Policy

The proposed update includes numerous changes to the existing traffic level of service policy (Area Development Policy) for North San Jose. The proposed changes replace the existing system of individual site Floor Area Ratio (FAR) caps with the maximum area capacity to develop an additional 26.7 million square feet of industrial office space. The proposed Update establishes a Development Impact Fee for funding transportation improvements and provides for limited conversion of specified industrial lands to residential use at a minimum density of 55 units per acre. The proposed Update also links industrial and residential development with transportation improvements in a phasing program.

General Plan Land Use Amendments

The General Plan Land Use Amendments (File Nos. GP04-04-06a and GP04-04-06b) being considered are a proposal to change the Land Use/Transportation Diagram designation from Industrial Park to Industrial Core Area on a 600-acre area and to add the Transit/Employment Residential District (55+ Dwelling Units per Acre) and multiple Floating Park overlay designations to approximately 435 acres. Sites within these overlay designations would maintain the underlying Land Use/Transportation Diagram designations of Industrial Park, Public/Quasi-Public, Transit Corridor Residential, Combined Industrial/Commercial, and Light Industrial, including changes within the Rincon South Specific Plan area, but provide for potential future housing and park development.

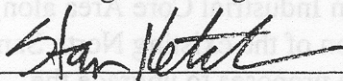
General Plan Text Amendments

The General Plan Text Amendments (File Nos. GPT04-04-06a and GPT04-04-06b) being considered are a proposal to change the General Plan Text to incorporate the Update to the North San Jose Area Development Policy, including changes to the Transportation Network Diagram and text description. The proposed Text Amendments would also raise the maximum allowed building height limit from 90 feet to 120 feet throughout the Policy area, to 150 feet for properties located within 2000 feet of a light rail station, and to 250 feet for properties within the 600-acre Industrial Core Area.

Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, **Andrew Crabtree**, at (408) 277-4576.

Documents for this project are on file and available for review (MWF: 9 a.m. to 5 p.m.; TTh: 10 a.m. to 5 p.m.) at: **Planning, Building and Code Enforcement, 801 North First Street, Room 400, San Jose, CA 95110, or call (408) 277-4576.** Reports and documents will also be available on-line at: www.sanjoseca/planning one week prior to the scheduled hearing.

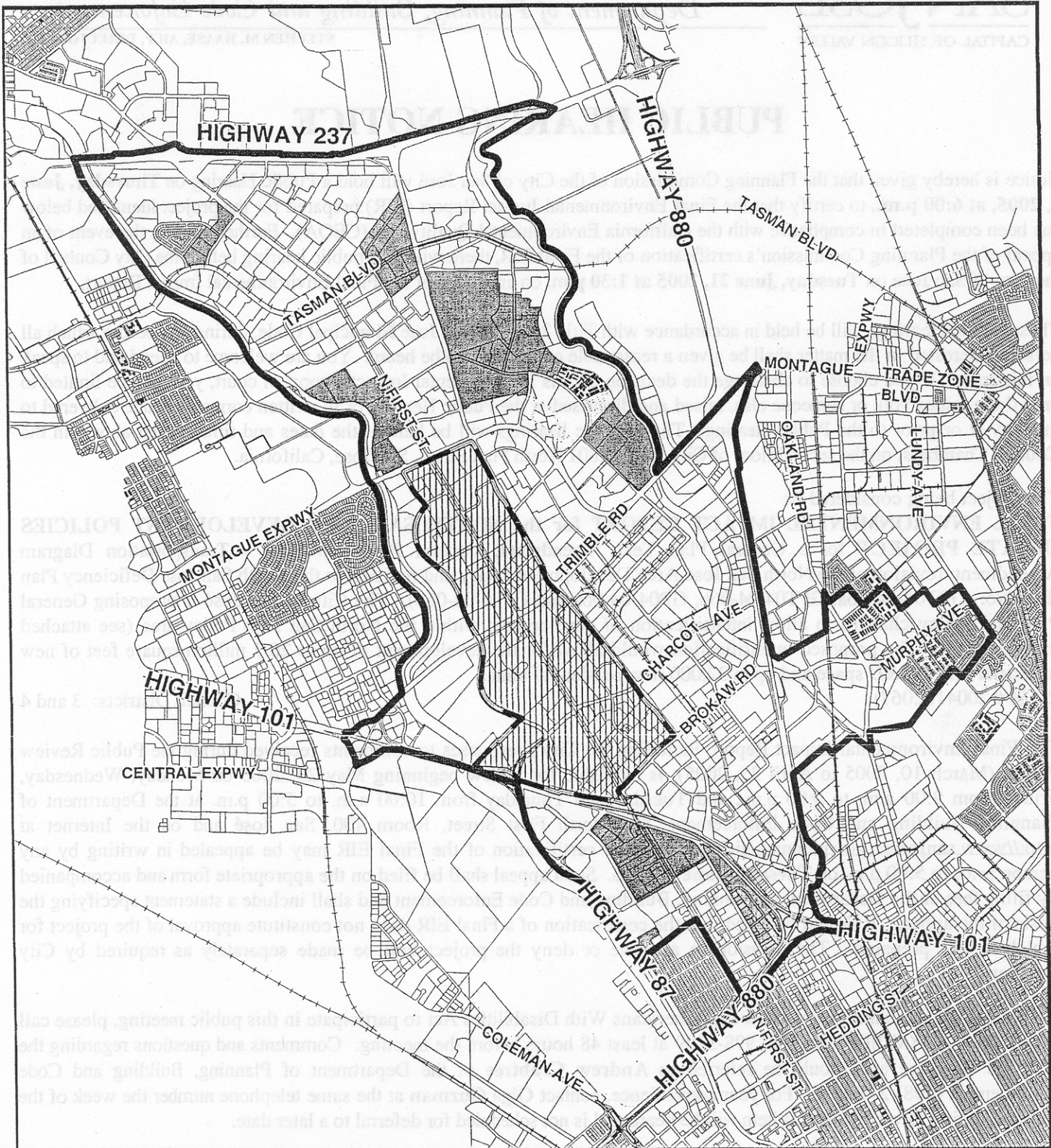
Stephen M Haase, AICP, Director
Planning, Building and Code Enforcement


Stan Ketchum, Principal Planner

Date: May 11, 2005

To arrange an accommodation under the Americans with Disabilities Act to participate in these public hearings, please call (408) 998-5299 (TTY) at least 48 hours before the hearing. This document can be made available upon request in alternative formats such as Braille, large print, audio tape or computer disk. Requests can be made by calling (408) 277-4000 (Voice) or (408) 998-5299 (TTY).

If you choose to challenge this land use decision in court, you may be limited to only those issues that you or someone else raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing. Reports including the staff report and recommendation are available a week before the public hearing. Additionally, a public packet will be available for review at the hearing.



CAPITAL OF SILICON VALLEY
Department of Planning, Building,
and Code Enforcement
Planning Services Division



Proposed Transit/Employment Residential
District Overly (55+ DU/AC)

Proposed Industrial Core Area

North San Jose Area
Development Boundary



Scale 1" = 3,300'
Quad: 34, 35, 50, 51, 66, 67

PUBLIC HEARING NOTICE

Notice is hereby given that the Planning Commission of the City of San José will hold a Public Hearing on **Thursday, June 2, 2005, at 6:00 p.m.**, to certify that the Final Environmental Impact Report (EIR) prepared for the project identified below has been completed in compliance with the California Environmental Quality Act (CEQA). Furthermore, in the event of an appeal of the Planning Commission's certification of the Final EIR, there will be a public hearing before the City Council of the City of San Jose on **Tuesday, June 21, 2005 at 1:30 p.m.** on an appeal of the Final Environmental Impact Report.

These Public Hearings will be held in accordance with Title 21 of the San José Municipal Code, during and before which all persons interested in the matter shall be given a reasonable opportunity to be heard. You are welcome to attend and to speak on this issue. If you choose to challenge the decision on this Environmental Impact Report in court, you may be limited to only those issues you, or someone else, raised and discussed at the Public Hearing or in written correspondence delivered to the City at or prior to the Public Hearing. These public hearings will be held at the dates and times stated above, in the Council Chambers, on the second floor of City Hall, at 801 North First Street, San Jose, California.

The project being considered is:

FINAL ENVIRONMENTAL IMPACT REPORT for the NORTH SAN JOSÉ DEVELOPMENT POLICIES UPDATE PROJECT for a General Plan Text Amendment, General Plan Land Use / Transportation Diagram Amendment, revision of the North San Jose Area Development Policy and revision to the North San Jose Deficiency Plan (File No: GPT04-04-06a, GPT04-04-06b, GP04-04-06a and GP04-04-06b). The City of San José is proposing General Plan and Policy changes to allow intensification of development within the North San Jose Policy area (see attached location map). The proposed intensification would allow for the development of up to 26.7 million square feet of new industrial office/R&D space and up to 32,000 new residential units.

(SCH # 2004102067)

Council Districts: 3 and 4

The Final Environmental Impact Report, including the City's responses to comments received during the Public Review Period (March 10, 2005 to April 25, 2005), is available for review beginning May 23, 2005 on Monday, Wednesday, Friday from 9:00 a.m. to 5:00 p.m., and Tuesday and Thursday from 10:00 a.m. to 5:00 p.m. at the Department of Planning, Building and Code Enforcement, 801 North First Street, Room 400, San José and on the Internet at <http://www.sanjoseca.gov/planning/eir/eir.htm>. The certification of the Final EIR may be appealed in writing by any person prior to 5:00 p.m. on **Tuesday, June 7, 2005**. Such appeal shall be filed on the appropriate form and accompanied by filing fees at the Department of Planning, Building and Code Enforcement and shall include a statement specifying the basis of the appeal. It should be noted that the certification of a Final EIR does not constitute approval of the project for which it was prepared. The decision to approve or deny the project will be made separately as required by City Ordinance.

To arrange an accommodation under the Americans With Disabilities Act to participate in this public meeting, please call (408) 277-4576 (VOICE) or (408) 998-5299 at least 48 hours before the meeting. Comments and questions regarding the EIR are welcome and should be referred to **Andrew Crabtree** of the Department of Planning, Building and Code Enforcement (408) 277-4576. For your convenience, contact **Olga Guzman** at the same telephone number the week of the Public Hearing to verify that this item will be heard and is not scheduled for deferral to a later date.

Stephen M. Haase, AICP

Director, Planning, Building and Code Enforcement



Akoni Daniels, Principal Planner

Date: May 12, 2005

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